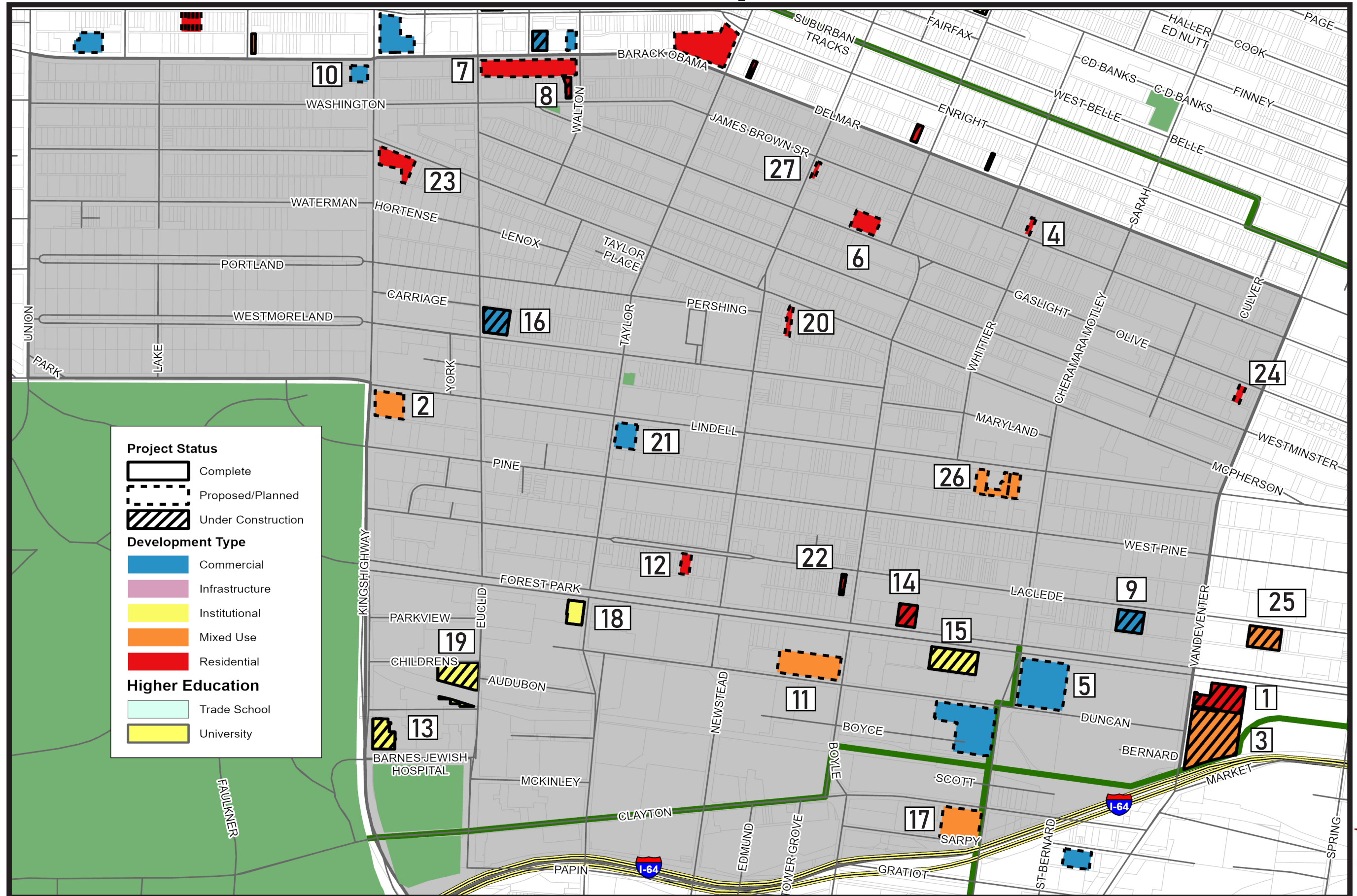


# Central West End | November 2024



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## 1: The Marshall

Status: Under Construction

Expected Completion: Fall 2025

Development: New Jersey-based Aptitude Development is in the process of building a 369,000 sqft student apartment building with 508 beds and 282 parking spaces at 3834 Forest Park Ave next to City Foundry. A \$28M building permit was issued in May 2023. The earliest estimate for completion is the Fall 2025 semester.

Investment: \$40M

## 2: Albion West End

Status: Planned

Expected Completion: Unknown

Development: The proposed Albion West End apartment tower at 4974 Lindell Blvd would be built next to the 100 Above the Park luxury apartment tower & St. Regis historical hotel/apartment building. The project is proposed to be 30-stories tall with 293 luxury apartments at the front door of Forest Park. Also featured will be ground-floor retail spaces to create a mixed-use development. The project is currently on hold, as there is a delay in the start of construction due to a challenging capital environment and high interest rates.

Investment: \$145M

## 3: Vande East / City Foundry Phase 2

Status: Under Construction

Expected Completion: January 2025

Development: This expansion along Vandeventer Ave will add 282 apartment units, 60,000 sqft of office space, 17-24,000 sqft of retail, and a 492-space parking structure. The apartment units will offer floor-to-ceiling windows that works to merge industrial and modern aesthetics. Construction began in January 2022 on the residential component now known as "Vande East," a 14-story apartment tower. Project is nearing completion as of December 2024.

Investment: \$138.6M

## 4: 4175 Washington Ave

Status: Proposed

Expected Completion: Unknown

Development: A single family home is set to be built on a plot of vacant land at 4175 Washington Ave. A \$325K building permit was submitted in early August.

Investment: \$325K

## 5: Cortex SCIF

Status: Planned

Expected Completion: Unknown

Development: A new 120,000 sqft SCIF (sensitive compartmented information facility) located at 4052 Forest Park Ave is coming to the Cortex, aimed at accommodating geospatial companies conducting classified business. The SCIF was initially estimated to begin construction in 2022 and open to tenants in early 2024, but may now be behind schedule.

Investment: Unknown

## 6: 4311 Olive St

Status: Planned

Expected Completion: Unknown

Development: 17 townhouses have been proposed on a parking lot used by The Sanctuary, an apartment building next door to the property. The townhouses are designed to look modern and brick clad. A \$4.4M building permit was submitted in July 2022 and variances were approved at a Board of Adjustment meeting in March 2023.

Investment: \$4.4M

## 7: The Bridge

Status: Planned

Expected Completion: Unknown

Development: The Bridge is a mixed-use project planned for an empty lot on the corner of Delmar and Euclid. It will include 199 units, 12,000 sqft of retail, a pool, courtyard, rooftop patio, and more. There are over 330 structured parking spaces for residents and the general public. Building permits worth over \$35M were submitted in 2022, but no signs of construction have appeared yet.

Investment: \$63M

## 8: 4705 Washington Ave

Status: Under Construction

Expected Completion: Unknown

Development: This historic building on the northern edge of the neighborhood is being renovated into six apartments after sitting vacant for many years. A \$500K building permit was issued in November 2023. As of early July, a \$15K permit for some mechanical work was also issued.

Investment: \$600K

## 9: Carriage Works

Status: Under Construction

Expected Completion: 2024

Development: Developer CW Laclede LLC was recently granted a building permit for \$500,000 in interior and exterior alterations to convert this former carriage manufacturer to office and retail space. Construction is underway, and so far has included new windows and doors for both buildings.

Investment: Unknown

## 10: Makers District East Gateway

Status: Planned

Expected Completion: Unknown

Development: Developers plan to replace this strip center with a new entry plaza to the Makers District.

Investment: Unknown

## 11: Cortex Apartments

Status: Planned

Expected Completion: Unknown

Development: A 262-unit apartment building will be built on what is currently a surface parking lot. The six-story building would include a 515-stall parking garage and 10,000 sqft of retail along Duncan and Boyle. Cortex plans to start construction Q1 of 2025.

Investment: \$50M

## 12: 4430-4432 Laclede Ave

Status: Proposed

Expected Completion: Unknown

Development: A new home will be built on 4430-4432 Laclede. The proposed 3,686 sqft home is designed to be accessible on the first floor with an attached garage.

Investment: Unknown

## 13: BJC Plaza West Tower

Status: Under Construction

Expected Completion: Fall 2025

Development: Construction has started on a new 660,000 sqft inpatient building on the site of the demolished Queeny Tower. It will include 224 private care rooms, 56 ICU rooms, and a variety of other facilities.

Investment: Unknown

## 14: Independent Center Senior Apartments

Status: Under Construction

Expected Completion: Unknown

Development: A new 4-story apartment building for seniors is being planned by the Independence Center and ND Consulting Group at 4221 Forest Park Ave. It will contain 38 apartments, 34 of which will be reserved for tenants with low-income salaries. **Construction has begun as of October 2024.**

Investment: \$11M+

## 15: Goodwill Building Redevelopment

Status: Under Construction

Expected Completion: Unknown

Development: Washington University is currently in the process of renovating what used to be the local headquarters of Goodwill at 4140 Forest Park Ave into a business and innovation hub. A \$27M building permit was issued in March 2024 and construction is underway.

Investment: \$33M+

## 16: Saint Louis Chess Club Expansion

Status: Under Construction

Expected Completion: Unknown

Development: The renowned Saint Louis Chess Club is expanding its current site into multiple retail bays next door. The plans include new classroom space, more room for tournaments, and chess-inspired restaurant. An \$8M building permit was issued in January 2023. Interior and exterior alterations are currently underway.

Investment: \$8M



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## 17: Cortex K and MX

Status: Planned

Expected Completion: Early 2027

Development: KDG Development has proposed a 3-part project on approximately 20 acres bounded by Boyle, Sarah, the MetroLink tracks, and I-64. This development, Cortex K, will contain office, residential and parking space alongside pedestrian improvements. The main office complex will be comprised of a 125,000 sqft office building with 7,000 sqft of retail and a 610 space parking garage. The adjacent apartment building – Cortex MX – will contain 160 units spread over 7 stories, 18,500 sqft of office space, and 2,150 sqft of retail. The developer has sought \$14M in TIF assistance. A \$27M building permit application was submitted for the first project in March 2023. Construction is set to begin early 2025.

Investment: \$99M

## 18: Ambulatory Cancer Building (Siteman Cancer Center)

Status: Complete

Development: WUSM has constructed a cancer center at the SW corner of Forest Park Avenue and Taylor Avenue. The building includes five floors of clinic space, one floor of office space, and a 430-space parking garage for patients. The project also involves street improvements. A \$75.9M building permit was issued in August 2022. The center opened its doors to the public on September 30th.

Investment: \$1.1B

## 19: Steven & Susan Lipstein BJC Institute of Health Expansion

Status: Under Construction

Expected Completion: Winter 2024

Development: WUSM is adding 6 floors to its Steven & Susan Lipstein BJC Institute of Health building located at 425 S Euclid Ave next to the Central West End MetroLink station. This expansion will add 160,000 sqft to the existing structure, including a 7,900 sqft infectious disease lab. At present, the new floors are near completion, though the outdoor plaza is still yet to be renovated.

Investment: \$165M

## 20: 4384 McPherson Ave

Status: Planned

Expected Completion: Unknown

Development: A \$550k building permit has been issued for a custom new construction single-family home. The most recent building permit was submitted in November 2023.

Investment: Unknown

## 21: The International Hotel

Status: Planned

Expected Completion: Unknown

Development: This project serves as a redevelopment to the Optimist International Headquarters site on 4494 Lindell Blvd. This \$3.5M site is planned to be turned into a hotel called "The International," and will be 7-stories tall, with 2 stories serving as a parking garage. 115 hotel rooms will be featured in the main part of the hotel, while the original building on site will feature amenities and 14 guest rooms. The property is currently for sale.

Investment: \$3.5M+

## 22: 4308 Laclede Ave

Status: Under Construction

Expected Completion: Unknown

Development: A 3-unit townhome is being constructed on a formerly vacant lot. Currently, the townhome is quickly approaching completion.

Investment: \$900K

## 23: The Flats at Forest Park

Status: Planned

Expected Completion: Unknown

Development: Pier Property Group plans to add 5 floors to the old Reliance Automotive building at 490 North Kingshighway. The final product would include 120 high-end apartments, doing so by adding the 5 residential floors to the current Reliance building with 2 floors being reserved for parking. Construction is projected to begin in January 2025.

Investment: \$45M

## 24: 3910 Olive St

Status: Planned

Expected Completion: Unknown

Development: A \$690K building permit was issued for a new 3-family home on the Eastern edge of the neighborhood.

Investment: \$690K

## 25: Altitude Student Housing

Status: Planned

Development: SLU is partnering with 2 developers to build a new 12-story apartment tower oriented towards graduate students just south of campus at 3800 Laclede Ave. It will have 314 units, 178 parking spots, and 3,000 sqft of retail space. An \$85M building permit was submitted in November 2023.

Investment: \$85M

## 26: 41 Lindell Apartments

Status: Planned

Expected Completion: Unknown

Development: Kansas City-based Garrison and MW Companies are planning 212 apartments over 7 stories at 4120-4144 Lindell Blvd. It will include 1,350 sqft of retail space and 2 levels of parking. The property requires approval for its site plan and tax abatement application. The project has stalled but plans are still in place as of November 2024.

Investment: Unknown

## 27: 4376 Washington Blvd

Status: Planned

Expected Completion: Summer 2025

Development: A two story home and detached garage set to be constructed on a vacant lot.

Investment: \$180,000

